

## **Exhibit D**



REC

IV. MARKETING STRATEGY

As-is  Minimal Lender Required Repairs  Repaired Most Likely Buyer:  Owner occupant  Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood.  
Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/> EXTERIOR DOORS	\$ 1,000	<input type="checkbox"/> WATER DAMAGE	\$ 15,000
<input type="checkbox"/> WINDOWS	\$ 70,000	<input type="checkbox"/> FLOORING OTHER	\$ 6,000
<input type="checkbox"/> LANDSCAPING	\$ 5,000	<input type="checkbox"/> CABINET/COUNTERTOPS	\$ 10,000
<input type="checkbox"/> GARAGE	\$ 10,000	<input type="checkbox"/> PAINTING	\$ 7,500
<input type="checkbox"/> STRUCTURAL/FOUNDATION	\$ 25,000	<input type="checkbox"/> OTHER INTERIOR	\$ 5,000

GRAND TOTAL FOR ALL REPAIRS \$ 94,500

VI. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address	116 23RD ST CAMBRIA HEIGHTS NY 11411	11514 224TH ST CAMBRIA HEIGHTS NY 11411			11499 229TH ST CAMBRIA HEIGHTS NY 11411			11563 231ST ST CAMBRIA HEIGHTS NY 11411		
Proximity to Subject		0.46	REO/Corp <input type="checkbox"/>		0.42	REO/Corp <input checked="" type="checkbox"/>		0.16	REO/Corp <input checked="" type="checkbox"/>	
List Price	\$			\$ 272,300			\$ 297,700			\$ 340,000
Price/Gross Living Area	\$ Sq.Ft.	\$ 180.6 Sq.Ft.			\$ 249.3 Sq.Ft.			\$ 302.7 Sq.Ft.		
Data and/or Verification Sources		MLS			MLS			MLS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	Adjustment		DESCRIPTION	Adjustment		DESCRIPTION	Adjustment	
Sales or Financing Concessions		REO	E		REO	E		REO	E	
Days on Market		23	E		15	E		401	E	
Location	Suburban	Suburban	E		Suburban	E		Suburban	E	
Leasehold/Fee Simple	Fee Simple	Fee Simple	E		Fee Simple	E		Fee Simple	E	
Site	0.11	0.09	E		0.09	E		0.09	E	
View	Typ	Typ	E		Typ	E		Typ	E	
Design and Appeal	SFD Cape	SFD Cape	E		SFD Cape	E		SFD Cape	E	
Quality of Construction	Fair	Average	E		Average	E		Average	E	
Age	64	69	E		69	E		64	E	
Condition	Poor	Fair	S		Fair	S		Average	S	
Above Grade Room Count	Total Bdmns Baths	Total Bdmns Baths			Total Bdmns Baths			Total Bdmns Baths		
Gross Living Area	6 2 1	7 4 1	E		7 4 1	E		6 4 1	E	
	1,182 Sq. Ft.	1,507 Sq. Ft.	E		1,194 Sq. Ft.	E		1,123 Sq. Ft.	E	
Basement & Finished Rooms Below Grade	Yes 1	Yes 3	S		Yes 1	E		Yes 1	E	
Functional Utility	Poor	Average	E		Average	E		Average	E	
Heating/Cooling	Oil HW	Gas HW	E		Gas Steam	E		Gas Steam	E	
Energy Efficient Items	None	None	E		None	E		None	E	
Garage/Carport	Gar Att 1	Gar Det 1	E		None	I		Gar Det 1	E	
Porches, Patio, Deck Fireplace(s), etc.	None	None	E		None	E		Patio	E	
Fence, Pool, etc.	Fence	Fence	E		Fence	E		Fence	E	
Other	Unliveable	None	E		None	E		None	E	
Net Adj. (total)			\$ -125,000		-	\$ -150,000			\$ -190,000	
Adjusted Sales Price of Comparable			\$ 147,300			\$ 147,700			\$ 150,000	

Comp#1.Brk cape,full fin bsmnt,1 car det gar,Bank owned property

Comp#2.Brk/sid cape,full unfin bsmnt,no gar,Bank owned property

Comp#3.Brk cape,full unfin bsmnt,1 car det gar,Short sale,

There are schools, shopping and parkways near by

AS IS	Market Value	Suggested List Price
	\$ 150,000	
REPAIRED	\$ 244,500	\$ 254,500

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc.)  
Attach addendum if additional space is needed.)

Comp#1.Brk cape,full fin bsmnt,1 car det gar,Bank owned property

Comp#2.Brk/sid cape,full unfin bsmnt,no gar,Bank owned property

Comp#3.Brk cape,full unfin bsmnt,1 car det gar,Short sale,

Signature: MAXINE STRACHAN

Date: 10/3/2009



First American  
Residential Value View

Photos

ACCOUNT NUMBER	TRACKING NUMBER	FARVV ORDER NO.
NAME BROWN	2574820	4834845
	ADDRESS 116 233RD ST	CITY, STATE, ZIP CAMBRIA HEIGHTS, NY 11411
PHOTOS COMMENT		

Subject Front

116-69 233rd Street



Subject Interior

Bedroom



Subject Interior

Bath



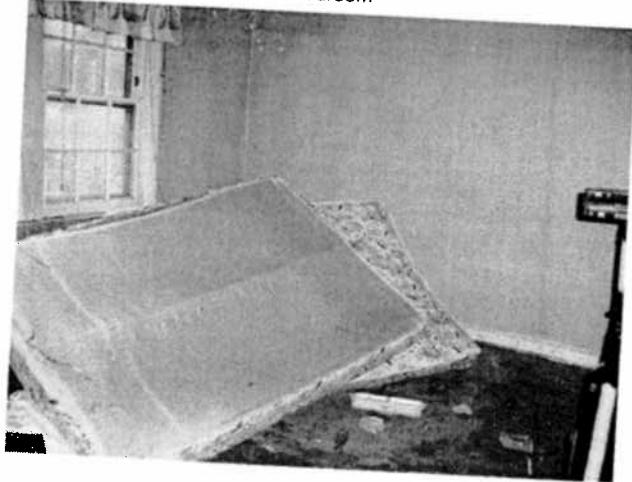


Photos

NAME <b>BROWN</b>	TRACKING NUMBER <b>2574820</b>	FARVV ORDER NO. <b>4834845</b>
PHOTOS COMMENT	ADDRESS <b>116 233RD ST</b>	CITY, STATE, ZIP <b>CAMBRIA HEIGHTS, NY 11411</b>

Subject Interior

Bedroom



Subject Interior

Bedroom



Subject Interior

Diningroom



Account

Tracking #: 2574820



## Photos

	TRACKING NUMBER 2574820	FARVV ORDER NO. 4834845
NAME BROWN	ADDRESS 116 233RD ST	CITY, STATE, ZIP CAMBRIA HEIGHTS, NY 11411
PHOTOS COMMENT		

Subject Interior

Kitchen



Subject Interior

Livingroom



Subject Damage

Damage in upstairs bedroom





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PHOTOS COMMENT			

Photos

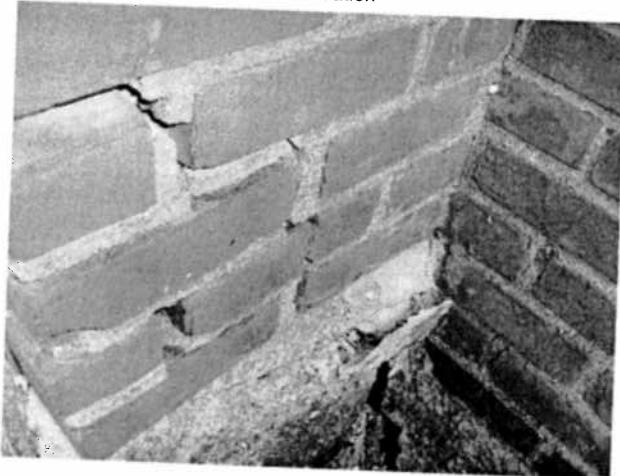
Subject Damage

Foundation



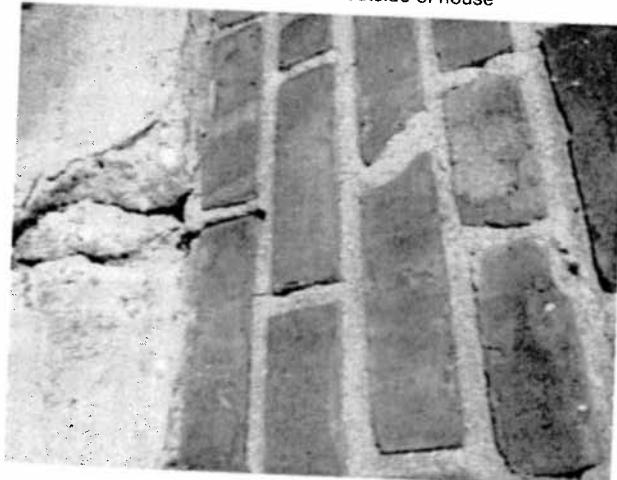
Subject Damage

Foundation



Subject Damage

Loose bricks around outside of house



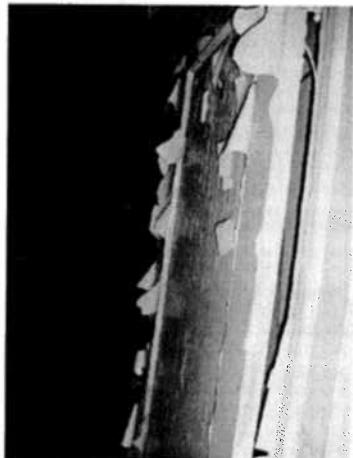


Photos

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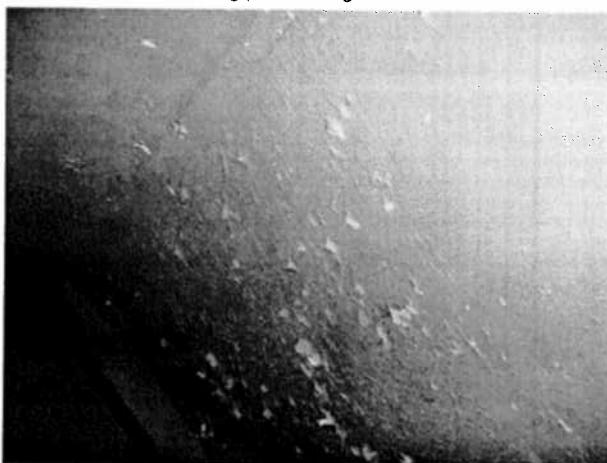
Subject Damage

Peeling paint throughout house



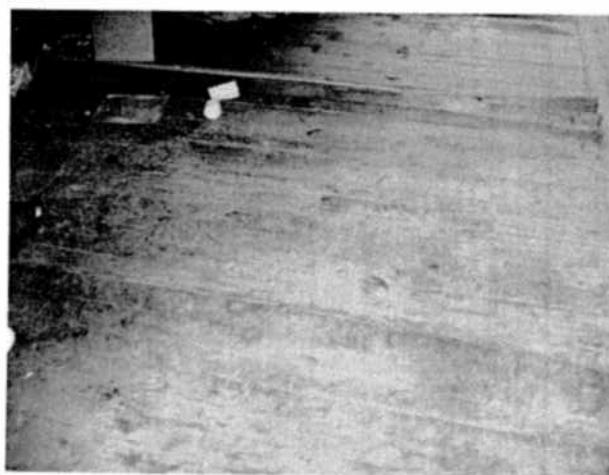
Subject Damage

Peeling paint throughout house



Subject Damage

Buckled HW floors





## Photos

R	TRACKING NUMBER 2574820	FARVV ORDER NO. 4834845
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PHOTOS COMMENT		

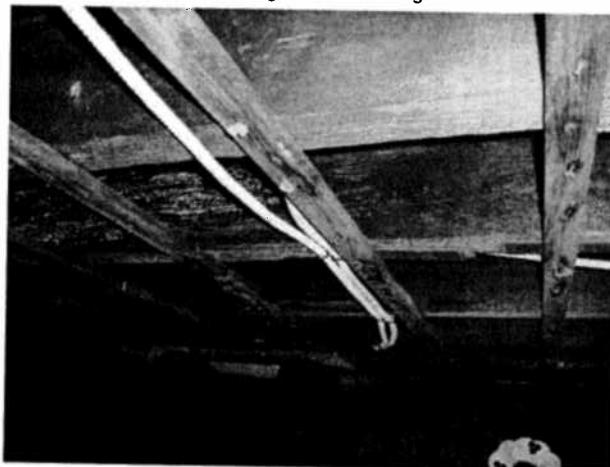
Subject Damage

Damage in bsmt ceiling



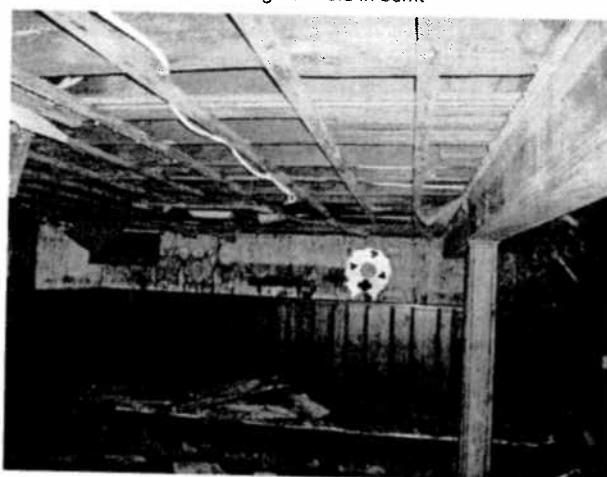
Subject Damage

Damage in bsmt ceiling



Subject Damage

Damage &amp; mold in bsmt



Photos

AC 2.	TRACKING NUMBER 2574820	FARVV ORDER NO. 4834845
NAME BROWN	ADDRESS 116 233RD ST	CITY, STATE, ZIP CAMBRIA HEIGHTS, NY 11411
PHOTOS COMMENT		

Subject - Other

Garage



Street View

Street scene next to house



Street View

Street scene



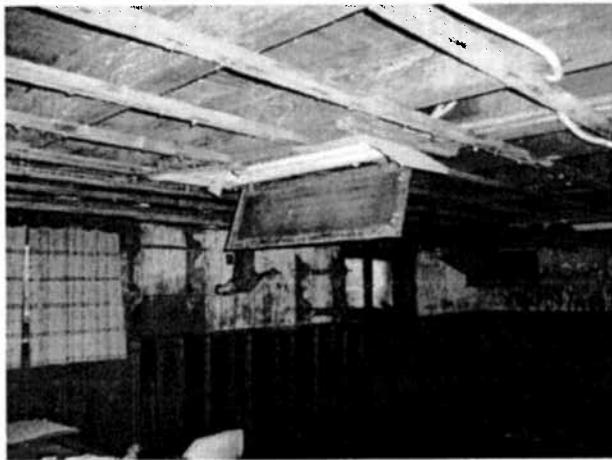


## Photos

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NAME BROWN	ADDRESS 116 233RD ST	CITY, STATE, ZIP CAMBRIA HEIGHTS, NY 11411
PHOTOS COMMENT		

Subject Damage

Damage in &amp; mold bsmt



Subject House Number

House #116-69 233rd St



Subject - Other

Yard





## Photos

ACCOUNT NUMBER	TRACKING NUMBER 2574820	FARVV ORDER NO. 4834845
BROWN	ADDRESS 116 233RD ST	CITY, STATE, ZIP CAMBRIA HEIGHTS, NY 11411
PHOTOS COMMENT		

Street Sign

Street sign

